

**प्रारूप विकास योजना - काटोल (मुळ + वाढीव हद्द)**

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम  
१९६६ चे कलम ३१(१) अन्वये मंजूरी...

**महाराष्ट्र शासन  
नगर विकास विभाग,**

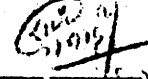
**मंत्रालय, मुंबई : ४०० ०३२,**

**शासन निर्णय क्रमांक : टिपीएस-२४०६/३१२३/प्र.क्र.१३३/०७/नवि-९,**

**दिनांक : ०४ नोव्हेंबर, २००८**

**शासन निर्णय :-** सोबतची अधिसूचना व सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात तातडीने प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(संजय बाणाईत)  
कार्यासन अधिकारी

प्रति,

१) विभागीय आयुक्त, नागपूर विभाग, नागपूर

२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

३) जिल्हाधिकारी, नागपूर

४) उपसंचालक, नगर रचना, नागपूर विभाग, नागपूर

(त्यांना विनंती की, मजूर विकास योजनेच्या नकाशाच्या ३ प्रती तसेच पुनर्प्रसिध्द विकास योजनेच्या ४ प्रती अधिप्रमाणित करण्यासाठी शासनास सादर कराव्यात)

५) सहायक संचालक नगररचना, नागपूर शाखा, नागपूर

६) मुख्याधिकारी, काटोल नगरपरिषद, काटोल जिल्हा नागपूर

७) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर

(त्यांना विनंती की, सोबतची अधिसूचना / सूचना महाराष्ट्र शासनाच्या राजपत्रात नागपूर विभागीय पुरवणी भाग-एक मध्ये प्रसिध्द करून त्यांच्या १० प्रती प्रत्येकी हया विभागास व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नागपूर विभाग, नागपूर, सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर व मुख्याधिकारी, काटोल नगर परिषद, काटोल यांना पाठवाव्यात.)

८) कक्ष अधिकारी (कार्यासन नवि-२९) यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

९) निवडनस्ती (कार्यासन नवि-९)

**Urban Development Department**

**Mantralaya, Mumbai 400 032.**

**Date: 04<sup>th</sup> November, 2008**

**NOTIFICATION**

**Maharashtra Regional and Town Planning Act 1966**

No. TPS/2406/3123/CR-133(A)/07/UD-9:- Whereas, the Development Plan of Katol has been sanctioned by the Government, under the provisions of Section 31 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") vide Urban Development Department notification No. TPS-2478/1301/A/UD-5, dated 08.05.1978 and the same has come into force w.e.f. 01.07.1978;

And whereas, the Government of Maharashtra vide Urban Development Department Notification No.GEN/1089/1020/CR-115/89/UD-16, dated 12.08.1997 has extended the limits of Katol Municipal Council and included therein the area of villages viz. mauja Katol (partly), Peth Budhwar & Sangma;

And whereas, Katol Municipal Council by its Resolution No.04, dated 15.10.1998, made a declaration, under Section 23(1) read with Section 38 of the said Act, of its intention to prepare a draft Development Plan for the area newly added i.e. additional area and revise the sanctioned Development Plan within its jurisdiction and a notice to that effect has appeared in the Maharashtra Government Gazette, Page No.334 & 335, dated 12.10.2000;

And whereas, Katol Municipal Council (hereinafter referred to as "the said Municipal Council") after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, prepared the draft Development Plan of Katol (Revised + Additional Area) (hereinafter referred to as "the said Development Plan") and published the same by its Resolution No.01, dated 19.08.2004 and published a notice to that effect in Maharashtra Government Gazette, dated 02.12.2004 in accordance with the provisions of sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council after considering the suggestions and/or objections received by it from the public, within the stipulated period, modified the said draft Development Plan in accordance with the provisions of Section 28 of the said Act and some of the modifications being substantial in nature were republished under Section 29 of the said Act which has appeared in the Maharashtra Government Gazette on Page No.363, dated 10.11.2005;

And whereas, the said Municipal Council vide its letter No.62/2006, dated 27.06.2006 has submitted the said draft Development Plan under Section 30 of the said Act for the sanction, to the Government;

And whereas, the plan showing the modifications made in the said draft Development Plan prior to submission to the Government, was not published by the said Municipal Council by means of a notice which has to be appeared in Maharashtra Government Gazette, for public information for a period of one month as per the provisions of Section 28(4) of the said Act. It is completed by the Government

vide Notification No.TPS-2406/2338/CR-204/UD-9/2006, dated 18.09.2006 which appeared in Maharashtra Government Gazette, Nagpur Division dated 28.09.2006 on page No.925 to 927;

And whereas, according to Section 31(1) of the said Act, it is necessary for the State Government to sanction the said draft Development Plan not later than one year from the date of receipt of such plan from the Planning Authority i.e. Katol Municipal Council;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra after examining the proposals of the said draft Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to sanction a part of the said draft Development Plan subject to some modifications as shown in Mauve colour specified in Schedule I (as MD-1, MD-2,...) including draft Development Control Regulations excluding that parts as shown bounded pink verge on the plan (hereinafter referred to as "the said Excluded part of the said development plan");

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra hereby: -

- (a) accords its sanction to the said draft Development Plan of Katol including the Development Control Regulations submitted to it by the said Municipal Council subject to the modifications specified in the Schedule of Modifications, Schedule-I appended hereto and shown in orange verge on the said development plan excluding the said Excluded part of the said development plan shown in pink verge on the said development plan specified in the schedule of modification of substantial natural, Part II,
- (b) extends the period of sanctioning the said draft Development Plan up to and inclusive of 04<sup>th</sup> November 2008,
- (c) fixes 15<sup>th</sup> December 2008 to be the date on which the **FINAL DEVELOPMENT PLAN OF KATOL (R+AA)** including draft Development Control Regulations as sanctioned by the Government with modifications shown in Schedule-I shall come into force,

**Notes:**

(i) Copies of Plan of the **FINAL DEVELOPMENT PLAN OF KATOL (Revised + Additional Area)** including the Development Control Regulations as sanctioned by the Government of Maharashtra with modifications (Schedule-I) shown in *Mauve* verge shall be kept open for inspection by the public for a period of one year in the office of Katol Municipal Council during office hours on all working days.

(ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

(iii) Drafting errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layouts etc. shall be corrected by the Chief Officer, Municipal Council, Katol after due verification and with prior approval of the Deputy Director of Town Planning, Nagpur Division, Nagpur.

(iv) Where compulsory open spaces in sanctioned layouts are shown in Green colour on the final Development Plan (except reservations) and if those layouts are proposed to be revised in future, the said compulsory open spaces shown on the final Development Plan may be considered as "shown in Residential Zone".

(v) The private or rental premises designated in Public-Semi public Zone in the final Development Plan will continue to be in that zone as long as the Public-Semi public user exists, otherwise the Chief Officer, Katol Municipal Council shall allow development permission on such lands considering the adjoining major user zone after due verifications and prior approval of the Deputy Director of Town Planning, Nagpur Division, Nagpur.

(vi) The lands in Industrial Zone are allowed to be developed for residential user. If the owner so desires (with prior approval of Industries Department for closing of existing industries). The Chief Officer, Katol Municipal Council may allow the development permission for residential use after due verification and prior approval of the Deputy Director of Town Planning, Nagpur Division, Nagpur subject to condition that there should be appropriate buffer zone in the form of open space of minimum 20 mt. width from the adjacent Industrial boundary / zone, if any, to be left within the land to be used for residential use.

(viii) This notification is also available on the web site of Government at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra,

  
(Sanjay Banerji)  
Section Officer

**DEVELOPMENT PLAN KATOL (REVISED + ADDITIONAL AREA)**  
**Accompaniment to the Government Notification No. TPS-2406/3123/**  
**CR-133(A)/07/UD-9, dated 04/11/2008**

**SCHEDULE I**  
**SCHEDULE OF SANCTIONED MODIFICATIONS**

Sr. No.	Modification No.	Site No./ Survey No./ Zone/ Land details	Proposals as per the draft Development Plan published under Section 26 of the Act	Proposals published under section 29 by the Municipal Council, Katol and proposals as per the draft Development Plan submitted to the Govt. under Section 30 of the Act	Decision of the Government under Section 31 of the Act
1	2	3	4	5	6
1	MD-1	Sector VIII - Site No. 100 & 103	Site No.100, Town Hall Site No.103, Garden	Deleted and included in Residential Zone.	Site No.100 & Site No.103, Garden are reinstated as per plan published under Section 26.
2	MD-2	Sector V Site No. 69 & 70	Site No.69, High School Site No.70, Primary School	Area under Site No.69 is reduced and the same is included in Residential Zone and remaining area of Site No.69 & 70 is reconstituted as Site No.69, High School and Site No.70, Primary School as shown on the plan.	Site No.69, High School & Site No. 70, Primary School are reinstated as per plan published under Section 26.
3	MD-3	Sector V Site No. 80,83,84	Site No.80, Playground, Site No.83, Primary School, Site No.84, High School	Site No.80, Playground is partly deleted and included in Residential Zone and remaining portion of the same is redesignated as High School. Site No.83, Primary School & Site No. 84, High School are jointly redesignated as Playground as modification No. M-5 as per plan published under section 29 as shown on plan.	Site No.80, Play Ground is redesignated as High School. Site No.83, Primary School & Site No. 84, High School are reconstituted and redesignated as Site No.83, Playground as per plan published under Section 29.
4	MD-4	Sector V Site No. 120	Site No.120, Housing for Dishoused	Site No.120, Housing for Dishoused is deleted and included in Residential Zone.	Site No.120, Housing for Dishoused is reinstated as per plan published under Section 26.
5	MD-5	Sector VIII Site No.98	Site No.98, Playground	Site No.98, Playground is deleted and included in Residential Zone.	Site No.98, Playground is reinstated as per plan published under Section 26.
6	MD-6	Sector V Site No. 61.	Site No.61, Shopping Centre	Western portion of Site No.61, Shopping Centre (S.No.855) is deleted and	Site No.61, Shopping Centre is reinstated as per plan published

				included in Residential Zone.	under Section 26.
7	MD-7	Sector III Site No. 10,11	Site No.10, High School, Site No.11, Primary School.	Site No.10, High School, Site No.11, Primary School is deleted and included in Residential Zone and the alignment of 12 mt. wide road published under Section 26, is shifted towards East and land under the same is included in No Development Zone.	Site No.10, High School, Site No.11 Primary School and alignment of 12 mt. wide road, is reinstated as per plan published under Section 26.
8	MD-8	Sector IX Site No. 115,116	Site No.115, High School Site No.116 Playground	Site No.115 is deleted and area of Site No.116 is reduced as shown on plan and shown as Playground.	Site No.115, High School & Site No. 116, Playground are reconstituted as per plan published under Section 26.
9	MD-9	Sector III Site No.26	Site No.26, Fire Station	Site No.26, Fire Station is deleted and included in Residential Zone (this change has not been shown on the plan) and the same is relocated on S.No.800, 'Existing E.S.R. site' which is owned by Katol Municipal Council itself as modification No. M14 as per plan published under section 29 as shown on plan.	Site No.26, Fire Station is reinstated as per the plan published under Section 26 and Existing ESR on S.No.800 is shown as per plan published under Section 26.
10	MD-10	Sector III Site No. 37, 38	Site No.37, Garden, Site No.38, Play Ground	Site No.37, Garden is deleted and included in Residential Zone. Northern & Southern portion of Site No. 38, Playground is redesignaed as Garden and Burial Ground respectively as modification No.M-15 as per plan published under section 29 as shown on plan.	Site No.37, Garden is reinstated as per plan published under Section 26 and Site No.38 is reinstated and reconstituted as Site No.38, Play ground as per plan published under Section 26.
11	MD-11	Sector VII Site No.88, 89.	Site No.88, Playground, Site No.89, Primary School	Western portion of Site No. 88, Playground is deleted and included in Residential Zone. Site No.89, Primary School is deleted and included in Residential Zone as shown on the plan.	Site No.88, Play Ground and Site No. 89, Primary School is reinstated as per plan published under Section 26.
12	MD-12	Sector III Site No. 13	Site No.13, Park and Swimming Pool	Eastern portion of Site No 13, Park & Swimming Pool, along 18 mt wide road is deleted and included in Residential Zone.	Site No 13, Park and Swimming Pool is reinstated as per plan published under Section 26.
13	MD-13	Mauja	Included in	----	Mauja Katol S.No.

		Katol S. No. 405/3 407 area 4.15 Hectare	No Development Zone		405/3, 407, area 4.15 Hect. along Katol-Murti Road as shown on plan is included in Public-Semipublic Zone with a condition that the 18.mt. wide D.P.Road along the land under reference must be developed by Shikshan Prasarak Mandal, Katol itself.
14	MD-14	Mauja Katol, S. No. 66/1 area 1320 sq.mt.	Included in No Development Zone	----	Mauja Katol, S.No. 66/1 area 1320 sq.mt. of Indian Medical Association, Katol is included in Public-Semipublic Zone as shown on plan.
15	MD-15	TPS, Katol, F.P.No. 399	Included in Commercial Zone	----	Katol, F.P. No.399 Town Planning Scheme is redesignated as Site No.123, Shopping Centre and Parking as shown on plan.
16	MD-16	Development Control Regulations			<p>i) In Regulation No. 20.3.3, following new note No.5 shall be added : <b>In case of Business, Hospital and Educational Building, maximum FSI shall be 1.00.</b></p> <p>ii) In Regulation No. 20.7.2(d), the following words shall be added <b>stilt floors used for parking</b></p> <p>iii) In Regulation No.22.5.3, new provision (e) shall be added as : <b>Mezzanine Floor shall be counted towards FSI.</b></p> <p>iv) Regulation No.30(b) shall be replaced as below <b>Additional FSI to be allowed should not exceed 50 percent of the normal FSI allowed in such cases, provided that such extra FSI shall be subject to payment and sharing of such premium as may be fixed from time to time by the Government.</b></p>

v) In Appendix G-6, the following user shall be added as, **Sr.No.11 : Petrol Pump/Gas Filling Station**

i) The Plot is required to be situated on National Highways, State Highways and Major District Roads & having minimum width of 18 mt. wide Road.

ii) Clearance/No Objection Certificate from Petroleum & Chemicals Ministry as well as the Chief Controller of Explosives of the Central Government shall be required.

iii) There shall be No Objection Certificate according to prevalent rules and regulations from Public Works Department of the State Government as well as other concerned departments. It shall be obligatory to abide rules and regulations prescribed under Government Resolution No.RBD-1081/871/Roads-7, dated 9<sup>th</sup> March, 2001 and circulars issued thereafter by the Public Works Department in this connection from time to time.

iv) It shall be abiding upon the user to comply instructions issued under the letter dated 25.9.2003/17.10.2003 and its accompaniment issued by the Ministry of Road Transport and Highways (MORTH) of the Central Government.

v) The rules laid down under Rule No.15.3.6 of A Class Municipal Councils Standardised Building Control Regulations shall be applicable.

vi) Following New Regulation No.35 shall be added as :

**Regarding commercial use of land in the possession of MSRTC :-**

**Notwithstanding any thing to the contrary in these regulations of the Development Plan/ planning proposals, land in the possession of the MSRTC shall be allow to be developed for commercial use to the extent of 50% of the admissible Floor Space Index (FSI) subject, however, to the general restrictions otherwise with the Government of Maharashtra, Home Department, Resolution No.STC-3400/CR-148/TRA-1, dated 1<sup>st</sup> February, 2001 as may be modified from time to time.**

vii) Following New Regulation No. 36 regarding regulation for information Technology is added in DCR as Appendix M & New Regulation No. 37 regarding regulation for Rain Water Harvesting is added in DCR as Appendix N as follows.



## APPENDIX M

### Special Regulations for Development of IT/ITES

#### R-1 **Definition :**

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software :** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware :** IT Hardware covers approximately 150 IT products notified by Directorate of Industries.
- c) **IT Services and IT Enabled Services :** These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

" IT Service including IT Enabled Service is defined as any unit that provides services that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

#### R-1.2 **Height of the Room for I.T.E. :**

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

#### R-1.3 **Covered Antenna to be Free of FSI :-**

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

#### R-1.4 **I.T.E.s to be allowed in Residential Zone :-**

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

#### R-1.5 **I.T.E.s to be allowed in Industrial Zone (I-1) :-**

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

#### R-1.6 **I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :**

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

#### R-1.7 **I.T.E.s to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-**

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.

- (c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq. Mt.

**R-1.8 Additional FSI to IT/ I.T.E.s :-**

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

- (i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.
- (ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

**R-1.9 General Terms/Conditions applicable for Development of IT/ITES units :**

- (i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- (v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
- (vii) **Users/Services ancillary to the IT/ITES :** While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

## **APPENDIX N**

### **RAIN WATER HARVESTING :**

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/additions on plots having area not less than 300 sq.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge or groundwater at all times.
- c) The Authority may impose a levy of non-exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to mention Rain Water Harvesting structures as required under these bylaws.

### **SCHEDULE**

#### **RAIN WATER HARVESTING :**

Rain Water Harvesting in a building site includes storage or recharging in to ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6.00 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1.00 mt. width may be excavated upto a depth of atleast 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
- (iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt.

width X 2.00 mt. to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
- c) Coarse sand as upper middle layer upto 20% of the depth.
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall in to be constructed on the exposed nature of pits/trenches and the cement mortar plaster.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be constructed to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contained undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be atleast two rain water pipes of 100 mm dia. for a roof area of 100 sq.mt.
3. Rain Water Harvesting structures shall be cited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall far as possible be used for non drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



(Sanjay Banait)  
Section Officer

**Development Plan of Katol (R.+A.A.) (Dist. Nagpur)**

Republication of modifications of substantial nature under Section 31 of the Maharashtra Regional & Town Planning Act, 1966.

**NOTICE**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.**

**Dated – 04<sup>th</sup> November, 2008**

**THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.**

**No. TPS-2406/3123/CR-133(B)/2007/UD-6:-** Whereas, the Katol Municipal Council, Dist. Nagpur (hereinafter referred to as 'the said Municipal Council') being the planning authority (hereinafter referred to as 'the said Planning Authority') for the area within its jurisdiction under clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No XXXVII of 1966) (hereinafter referred to as 'the said Act') by its Resolution No. 4, dated 15<sup>th</sup> October, 1998, declared its intention under section 38 read with sub-section (1) of the section 23 of the said Act to prepare Draft Development Plan for the area newly added i.e. additional area and revise the sanctioned Development Plan within its Jurisdiction & notice of such declaration was published in the Maharashtra Government Gazette, Nagpur Division supplement, Part I, dated 12<sup>th</sup> October, 2000 on page Nos. 334 & 335 ;

And whereas, the said Municipal Council after carrying out a survey of the said area as required under Section 25 of the said Act, prepared a Draft Development Plan of Katol (Revised + Additional Area) (hereinafter referred to as, 'the said Draft Development Plan') and published the same by its Resolution No 01, dated 19<sup>th</sup> August, 2004 and published a notice to that effect in the Maharashtra Government Gazette, Nagpur Division supplement, Part-I, dated 2<sup>nd</sup> December, 2004 inviting objections and suggestions to the such Draft Development Plan for the Katol Municipal area prepared by it under sub-section (1) of section 26 of the said Act ;

And whereas, the said Municipal Council after considering the suggestions and objections received by it from the public, within the stipulated period, modified the said Draft Development Plan in accordance with the provisions of section 28 of the said Act and some of the modifications being substantial in nature were republished under section 29 of the said Act which has appeared in the Maharashtra Government Gazette, Nagpur Division supplement, Part I, dated 10<sup>th</sup> November, 2005 on page No. 363 ;

And whereas, the said Municipal Council vide its letter No. 62/2006, dated 27<sup>th</sup> June, 2006 has submitted the said Draft Development Plan under section 30 the said Act for sanction, to Government ;

And whereas, the Plan showing the modifications made in the said Draft Development Plan prior to submission to the Government, was not published by the said Municipal Council by means of a notice which has to be appeared in the in the Maharashtra Government Gazette for public information for a period of one month as per the provisions of section 28 (4) of the said Act. It is completed

by the Government vide Notification No. TPS-2406/2338/CR-204/UD-9/2006, dated 18<sup>th</sup> September, 2006 which appeared in Maharashtra Government Gazette, Nagpur Division supplement, Part I, dated 26<sup>th</sup> September, 2006 on page Nos. 925 to 927 ;

And whereas, according to section 31 (1) of the said Act, it is necessary for the State Government to sanction the said Draft Development Plan not later than one year from the date of receipt of such plan from the Planning Authority i.e. Katol Municipal Council ;

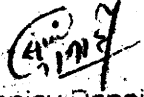
And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Draft Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune & has sanctioned a part of the said Development Plan of the said Municipal Council by its Notification No. TPS-2406/3123/CR-133(A)/07/UD-9, dated 04<sup>th</sup> November, 2008 excluding the substantial modifications proposed in the said Draft Development Plan by the State Government and that part as shown bounded pink colour verge on the Plan (hereinafter referred to as 'the said Excluded Part of the said Development Plan') subject to modification as specified in Schedule of Modification of Substantial Nature, Part-II, annexed hereto ;

And whereas, the said Excluded Parts of the said Development Plan being the substantial nature are requiring republication under Section 31 of the said Act ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, Government of Maharashtra hereby gives notice for inviting suggestions and or objections from person in respect of the proposed modification as given in Schedule of Modification of Substantial Nature, Part-II appended to this Notice within a period of 60 days from the date of publication of this Notice in the Official Gazette and further in exercise of powers conferred by sub section (2) of section 31 of the said Act hereby appoints the Deputy Director of Town Planning, Nagpur Division, Nagpur to be an officer to hear any person or persons in respect of such suggestions and or objections in the prescribed manner and to submit his report to the State Government. Any suggestions / objections shall be addressed to the Deputy Director of Town Planning, Nagpur Division, Old Secretariat Building, Room No. 108/109, 1<sup>st</sup> Floor, Civil Lines, Nagpur-440 001 Plan showing the modification is kept for inspection of public within office hours on all working days in the following offices -

- 1) The Deputy Director of Town Planning, Nagpur Division, Nagpur.
- 2) The Chief Officer, Katol Municipal Council, Dist. Nagpur.

**By order and in the name of the Governor of Maharashtra,**

  
(Sanjay Banait)  
Section Officer

**SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE  
DEVELOPMENT PLAN OF KATOL (REVISED + ADDITIONAL AREA)  
ACCOMPANIMENT TO THE NOTICE NO.TPS-2406/3123/CR-133(B)/07/UD-9  
DATED 4<sup>th</sup> November, 2003.**

**Part-II**

Sr. No.	Excluded Part No	Site No. / Survey No. (Location)	Proposal as per Plan Development published u/s 26 of the MR & TP Act, 1966.	Proposal as per Plan Development submitted to State Government u/s 30 of the MR & TP Act, 1966.	Modifications of Substantial Nature as proposed by the State Government u/s 31 of the MR & TP Act, 1966.
1	2	3	4	5	6
1	EP-1	Site No. 81	Play Ground	Site No. 81 "Play Ground" is deleted and included in residential zone.	Out of the total area admeasuring 0.715 Hectare under Site No. 81 "Play Ground" 25% area (0.1788 Hectare) is to be handed over to the Katol Municipal Council free of cost. Subject to the aforesaid condition, the remaining area under Site No. 81 admeasuring 0.5382 Hectare is proposed to be deleted from reservation and land so released is proposed to be included in Residential Zone as shown on plan.

  
(Sanjay Banait)  
Desk Officer